

PL/08/22

Minutes of the **Planning Committee** meeting held on Monday 5th December 2022 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chairman
Cllr. F. Davies	
Cllr. M. Gateley	Town Mayor
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. A. Ralph	Vice Chairman
Cllr. R. Stuchbury	

Also present:

Mrs. C. Cumming	Co-opted member
Ms. L. Stubbs	Deputy Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Ms. S. McMurtrie	Town Plan Officer

No members of the public attended and so there was no public session.

467/22 Apologies for Absence

Members received and accepted apologies from Cllr. O'Donoghue and Cllr. Try.

468/22 Declarations of Interest

Cllr. Stuchbury noted that he would not be voting on any of the applications, as a member of the Buckinghamshire Northern Area Planning Committee.

Cllr. Harvey declared a personal interest in agenda item 7.1.

Cllr. Davies declared a personal interest in agenda item 6.2.

469/22 Minutes

The minutes of the Planning Committee Meeting held on 7th November 2022 were postponed to the next meeting.

**470/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

The Town Plan Officer informed Members that a meeting will take place with O'Neill Homer to discuss the next steps on the Buckingham Neighbourhood Plan and information about focus group dates will be circulated following that meeting. The Town Plan Officer reported that they have been working on a review of 2022, including how the Neighbourhood Plan has been used in Planning by Buckingham Town Council and Buckinghamshire Council.

471/22 North Bucks Parishes Planning Consortium

Members received a verbal report from Cllr. Ralph:

- Attended an informal NBPPC meeting where Cllr. Hardcastle gave an update on the judicial review which he unfortunately lost. Cllr. Hardcastle would like to arrange a meeting between town and parish council members and Buckinghamshire Council with the aim of improving relations.

- Attended the Shenley Park SPD meeting. Shenley Park is in Buckinghamshire, not Milton Keynes and contrasts with some Buckingham developments: Shenley Park will have a new school and community centre and there will also be a contribution to primary health care. There was consideration in the meeting of transport routes, including the A421 and the transport model with Buckinghamshire Council. Councillors may contact the Planning Clerk for access to the meeting slides and detailed drawings.

Cllr. Cole stressed the need to set up a meeting for a Working Group for the Neighbourhood Plan. The Town Plan Officer will liaise with the Town Clerk and Deputy Town Clerk to set a date. **ACTION TOWN PLAN OFFICER/DEPUTY TOWN CLERK/TOWN CLERK**

Cllr. Cole Proposed that the Committee thank Cllr. Hardcastle for his work in trying to get the plan overturned. Cllr. Stuchbury Seconded. Members unanimously **AGREED**.
ACTION TOWN CLERK

472/22 Action reports

472/22.1 Members received action reports as per the attached list.
Regarding the s106 town centre parking contribution, due to be repaid to the developer in February 2023, Members **AGREED** that the Town Clerk should research any further way to spend the funding before the deadline. Cllr. Harvey Proposed that if nothing can be done and the money is repaid, Buckingham Town Council should issue a press release. Cllr. Davies Seconded. Members unanimously **AGREED**. **ACTION TOWN CLERK**

472/22.2 (404.2 Care Home Traffic Survey) Members received a response from Mr. Essam to a query from Cllr. Whyte in May 2022 and considered any further action needed.
Cllr. Harvey feels that the dropped curbs are too subtle and need more to alert drivers that people are crossing, like the roundabout next to Lidl where there is a red line of tarmac to persuade people to cross at a safe place.
Cllr Harvey Proposed that the Town Council request these changes. Cllr. Mahi Seconded. Cllr. Davies abstained. Members **AGREED**.
ACTION PLANNING CLERK

472/22.3 (229.2 Statement of Community Involvement) Members received a response from Ms. Urry on behalf of Cllr. Strachan.
In the light of references made to the Parish Charter, Cllr. Stuchbury suggested forwarding the letter to Cabinet Member Steve Bowles, who is responsible for amendments to the Parish Charter, requesting his advice on our involvement. Members **AGREED**. **ACTION TOWN CLERK**

472/22.4 (334.1/22; A422 bypass roundabout) Members received and discussed a response from Mr. Marsh.
Mrs. Cummings noted that the bridleway that crosses the road is not accounted for. Cllr. Cole Proposed requesting a site meeting with Mr. Marsh. Cllr. Harvey Seconded. Members unanimously **AGREED**.
ACTION PLANNING CLERK

473/22 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 14th December 2022 and 11th January 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursday 22nd December 2022 and 21st January 2023 at 2pm.

Additional information was provided by the Clerk.

All the following responses were proposed by Cllr. Cole, Seconded by Cllr. Ralph (except where noted) and **AGREED** by Members. Cllr. Stuchbury abstained.

Members considered a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

22/03752APP

NO OBJECTIONS

21 Treefields,

Householder application for conversion of existing double garage into a residential annexe.

22/03850/APP

NO OBJECTIONS

22 Boswell Court

Householder application for demolition of conservatory and erection of single storey rear extension.

*Members requested review of processes that led to the original submission of this application as a CPL. This was refused on 15th November because PDR had been removed from the estate in 1969. It would have saved the applicant a delay if PDR removal information was linked to relevant postcodes inserted in the **Check if you need planning permission** process on the website so that applicants are deflected from the CPL route, which will save time for both applicants and officers.*

22/03866/APP

OPPOSE

24 Downer Close

Householder application for single storey rear extension.

Members requested review of processes that led to the original submission of this application as a CPL. This was refused on 7th November because PDR had been removed from the estate in 1983. Such information is not provided on the website, and a suggestion was made that it be linked to the postcode inserted in the Check if you need planning permission process so that applicants are deflected from the CPL route, which will save time for both applicants and officers.

Members noted that the drawings were identical, and repeated the comments made on the CPL application as they were still valid:

Members noted that the proposed extension was not on the same footprint as the existing conservatory and left a gap of an estimated 15cm between the new brick wall and No28. This could accumulate dead leaves and weed growth which would be difficult to clear, and could lead to damp problems in both buildings. They asked whether the extension could be built abutting the neighbouring wall, as the conservatory appears to be, to eliminate this problem.

Not for consultation (circulated separately due to time constraints)

22/03778/ATP

NO OBJECTIONS

21 Waglands Garden

T1 – T3 re-pollard three Lime trees to previous points.

T4 Re-pollard one Sycamore to previous points.

Work is in line with pollard management.

The following application had already been approved as urgent works (5-day Notice)

22/03896/ATP

Land between Brookfield Lane & Chandos Road [Waglands Garden]

T1 Lawsons cypress part of a group TPO present in the close. The tree has failed at the root plate and has listed and is held up on another tree. This application is for removal due to health and safety reasons. The tree is located next to two visitors car park spaces.

22/03897/ATP

OPPOSE

20 Waglands Garden

T1 Lime tree – Overall crown reduction by 3-4m of the height and 1-2m off the laterals. Concerns have been raised about the safety, it overhangs the school playing area and has dropped significant deadwood previously.

Members opposed for the following reasons:

- 1. Almost no details of the works to this Protected tree have been submitted apart from the application description and an indicator circle on a Google satellite map. Surely more information is required, as indicated on the application form.*
- 2. An identically worded application for the Lime (T2 on the TPO plan) adjacent to this one at the bottom of the garden of No.19 Waglands Garden was refused in October (22/02819/ATP). As the reasons for the work were identical, so should the decision be.*
- 3. The circle on the map accessed via the website 'Map' button shows the tree to be on the common boundary of 20 Waglands Garden and 20 Chandos Close and nowhere near the school premises it is supposed to be casting deadwood onto. This could have been avoided with proper sketch plan.*

474/22 Planning decisions

Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
22/01760/APP	23 Deerfield Close	S/storey rear extension <i>Opposed due to size.</i>	Oppose
22/01823/APP 22/01824/ALB	Lloyds Bank 19 Market Square	Removal of ATM and infill opening with new window	No objections
22/02429/APP	Bourton Meadow Academy	Installation of 3 air source heat pumps	No objections
22/02580/APP	12 Top Angel	Ch/use from B1/B2/B8 to D2 Leisure	No objections
22/02811/AAD 22/02812/ALB	14 Market Square	New fascia and hanging sign	No objections

22/03052/APP	22 Swithin Lane	Loft conversion, dormer & rooflights <i>Plans amended to meet BTC requirements.</i>	Oppose *
22/03119/APP	8 Wren Close	S/st side and front extension	No objections
22/03267/APP	9 Brackley Road	S/st rear extension	No objections

* Members opposed the over-large rear flat-roofed dormer; amended plans (not consulted on) were submitted deleting two of the rooflights in the front roof slope and replacing the large dormer with a small gable-roofed dormer window set into the rear roof slope.

Refused

Application	Site address	Proposal	BTC response
22/03436/APP	71 Moreton Road	First floor side extension and garage extension	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/03209/ATP	21 Waglands Garden	T1 & T3 Yew; pollard to 7ft above ground; T2 Yew: remove deadwood and prune 1-2m away from building	T1, T2 No objections T3: Oppose
22/03508/ACL	23 Aris Way	Certificate of Lawfulness for demolition of conservatory & erection of a single storey rear extension	No objections
22/03613/ATC	Cutterne Elm, Nelson Street	Crown lift to 3m above ground level.	No objections
22/03896/ATP	Waglands Garden	Fell leaning tree for safety reasons (5-day notice)	Decision made before meeting

Refused

Application	Site address	Proposal	BTC response
21/04300/ATP	2 London Road	Fell White Fir	Oppose
22/03312/CPL	24 Downer Close	Certificate of Lawfulness for single storey rear extension	Deferred for further information
22/03369/CPL	22 Boswell Court	Certificate of Lawfulness for demolition of conservatory and erection of single storey rear extension	No objections

475/22 Buckinghamshire Council Matters

475/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury presented the following updates and responses:

- 475/22.1.1 Members received for information an update on the situation with the archaeological report on West End Farm; question asked by Cllr. Stuchbury and response from Cllr. Strachan.
- 475/22.1.2 Members received a response to a question asked at the Transport, Environment & Climate Change Select Committee re. EV charging points on estates.
- 475/22.1.3 Written responses to Questions asked by Cllr Stuchbury (Full Council meeting 30th November 2022).
 - a) on the Railway Walk cycleway
 - b) on the use of s106 monies
 - c) on the Buckingham Skate Park

Cllr. Harvey requested that the correct name is used when referring to the Scenic Walk. The Planning Clerk confirmed that the cycleway is proposed along the line of the railway from Tingewick Road to the bypass, encompassing the Scenic Walk and Railway Walk.

475/22.2 Members noted that there are no updates to the list of undecided **OPPOSE & ATTEND/CALL-IN** applications.

476/22 Updates from Representatives on Outside Bodies

There were no updates.

477/22 Buckinghamshire Council Committee meetings

- 477/22.1 N. Bucks Area Planning Committee (16th November 2022) *Cancelled*
- 477/22.2 Strategic Sites Committee (24th November 2022) *No Buckingham Applications*

478/22 Enforcement

Members to report any new breaches.

Cllr. Cole informed members that a number have been raised:

The Planning Clerk will investigate further and report as appropriate.

ACTION PLANNING CLERK

479/22 Applications to fell trees

Members received the updated list.

480/22 s106 Quarterly update

Members received new information from Mr. Rowley.

Cllr. Stuchbury Proposed that officers consider adding this quarterly to specific Committee agendas. Cllr. Harvey Seconded. Members unanimously **AGREED**.

ACTION DEPUTY TOWN CLERK/TOWN CLERK

481/22 Matters to report

Members to report any damaged, superfluous, and redundant signage in the town, access issues or any other urgent matter.

Cllr. Cole reported a 'turn right for cemetery' sign on the approach to Buckingham. This needs to be blanked out.

ACTION PLANNING CLERK

Cllr. Cole informed Members that the new 40mph speed limit signs on the Tingewick Road are unenforceable as they must be either side of the carriageway and include repeaters.

ACTION PLANNING CLERK

Mrs. Cummings reported a large sign on the verge by the old Bourton Road roundabout.

ACTION PLANNING CLERK

482/22 Budget 2023-2024

Members noted a report from the Town Clerk.

483/22 Chair's items for information

The Planning Clerk has two pending planning applications. An extension has been requested. If this is not granted then an Extraordinary Planning meeting will be called before Christmas.

484/22 Date of the next meeting:

Monday 9th January 2023 following the Interim Council

Meeting closed at 20:47.

Chair Date

